

Hotels, Guesthouses, Licensed, Retail



Commercial

## KILCOY CHALETs, TORE, BY INVERNESS

Hotels  
Guesthouses  
Licensed  
Retail

High quality, 3 Star self catering accommodation in the beautiful Scottish Highlands  
Excellent, central base for touring and holidaymaking, only 7 miles from Inverness  
Strong, established and profitable trading record, enjoying much repeat business  
The sale includes 5 lodges comprising, Fitted Kitchen Area, Lounge/Dining Room,  
Double Bedroom and Shower-Room.



Kilcoy Chalets enjoy a supportive client base and are offered for sale as a very well presented and profitable holiday letting business

**Offers Over £270,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



## DESCRIPTION

Kilcoy Chalets offer comfortable, good quality, VisitScotland 3 Star self-catering accommodation set amidst some of the most beautiful scenery in Scotland. Located only 7 miles from the City of Inverness (The "Highland Capital") the chalets are set on the beautiful Black Isle peninsula slightly over a mile from the A9, the north's main arterial route. This beautiful setting is an excellent base, a natural gateway to the Highlands where the road infrastructure offers access to those wishing to tour north, south, east or west.

The chalets were designed specifically with couples in mind, a successful formula which has resulted in strong year round support

and a loyal client base which generates repeat bookings, personal recommendations and referrals.

The Chalets have been well maintained, both inside and out resulting in their present rating. The Chalets benefits from a private, neatly presented site. Each has its own outside bench and further garden furniture provides the opportunity to relax outside and enjoy the beautiful setting - particularly during fine weather. Each Chalet has its own bespoke car parking area and well behaved pets are made welcome by arrangement.

All accommodation is set out and furnished to an equal standard, including good quality soft furnishings, which supports ease of upkeep and uniformity. By its very nature, self catering accommodation is not nearly as labour intensive as serviced accommodation where rooms have to be maintained on a daily basis and there is an ongoing catering requirement. Holiday Lodges are serviced on the changeover day, which minimises the workload, laundry and management time.





Kilcoy Chalets are situated at Tore only 7 miles from Inverness, an ideal location for those wishing to explore the full beauty of Scotland. The awe inspiring mountains of the West Coast and the Isle of Skye make an enjoyable day trip, as does a drive to the north coast which is a sanctuary for millions of sea birds with the highest sea cliffs in Britain. A visit to John O'Groats and even a day trip to Orkney is another option for guests. Heading east takes you to Speyside, particularly popular if your passion is for Castles or Distilleries and the "Whisky Trail". Closer to the Chalets lies the infamous and mysterious Loch Ness, Urquhart Castle, Culloden Battlefield and majestic Glen Affric amongst many other attractions. The area is equally popular with the naturalist and the ornithologist and guests have recorded a host of bird species in the vicinity including the Red Kite with its distinctive forked tail, a common sight following its reintroduction on the Black Isle. The chalets are not only popular with those who enjoy touring, nature and sightseeing, they offer an

excellent base for those enjoying more active pursuits. The area is rich in sporting opportunities from sailing to climbing, angling to golf. Fishing on hill lochs for wild brown trout or on prime salmon rivers such as the Ness and Beaulie promise excellent sport and there are an abundance of top quality golf courses within easy reach

The vendors purchased the Chalets in 2001 and have since carried out an ongoing refurbishment programme now offering them for sale in a well maintained condition. It is retail that brings this successful business onto the market.

### THE PROPERTY

The five Chalets are of identical design with a wooden clad exterior, pitched tiled roof and small veranda. All are well presented and enjoy full double glazing and fitted roller blinds throughout. The Lodges benefit from the smart well maintained site / garden area and each has private parking. The Chalets are located close to the arterial A9 at Tore only 7 miles from Inverness. The business is offered for sale on a "going concern" basis and as such comes fully furnished and equipped.

### EACH LODGE COMPRISES OF:-

#### LIVING / DINING AREA

This well appointed room has the entrance door which open directly onto the veranda from where a bench offers views over the garden / grounds. The room benefits from two relaxing armchairs, living flame fire, a dining table and chairs and a range of facilities including colour TV / DVD and CD player / radio.





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### KITCHEN AREA

The kitchen is of a modern design and is well equipped. Facilities include, Fridge/Freezer, Microwave, Kettle, Toaster, 4 ring cooker / oven with extract, Washing Machine / Dryer, attractive spotlighting and vinyl floor covering.

### DOUBLE BEDROOM

The double-bedded room is well equipped with a good quality pine chest of drawers, full length mirror, fitted wardrobe, smart modern lighting etc. Pictures, linen and all other furnishings are included in the sale as seen.

### SHOWER-ROOM

The shower-room has a shower enclosure, WC and wash-hand basin. It also benefits from a vented extract fan, heated towel rail, electric fan heater and a fully tiled floor.

### GROUNDS

The lodges are set amidst well maintained grounds each with its own bespoke parking space.

A range of tables and benches are conveniently provided outside for those who wish to relax and enjoy this beautiful location. A secure storage shed with both power and light sits in the grounds.

### SERVICES

Mains electricity, water and private drainage.

The business has electric heating and hot water systems which are individually metered in each chalet. All benefit from double glazing throughout.

### TRADE

Income for the year to 30th April 2008 was below the VAT threshold at £40,896, on a restricted 9 month trading cycle which offers scope to be extended. Profit conversion was excellent. Investment in this attractive business opportunity offers both an income and an appreciating asset.

### WEBSITE

[www.kilcoychalets.com](http://www.kilcoychalets.com)

### PRICE

Offers over £270,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.



### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters arising to include Conveyancing and License Transfers.

### DIRECTIONS

Kilcoy Chalets are situated only 7 miles from Inverness. Follow the A9 north from Inverness to Tore, taking the A835 signed Dingwall / Ullapool for approximately 1 mile. Kilcoy is signposted on the left hand side.

### VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date if one is set.

